

Comment for planning application WSCC/011/21

Application number	<input type="text" value="WSCC/011/21"/>
Name	<input type="text" value="Neil Monument"/>
Address	<input type="text" value="1 Neptune Way, Meadow Gardens Yapton BN18 0XW (New Redrow site off Ford Lane)"/>
Type of Comment	<input type="text" value="Objection"/>

The latest information from Grundon does nothing further to convince anyone that this awful monstrosity should be allowed to go ahead and blight the countryside for miles around. All the proposed grasses/trees to be planted will do nothing to hide this carbuncle in the countryside. A building with a height of 38m will never be effectively be hidden from site even after 10's of years of tree growth. I see no mention of planting any Giant Redwood trees which may, using a work very popular with the people writing the application, 'mitigate' the visual effect of the buildings. How can planting trees and meadow grass at the entrance 'create an attractive view' when all around it you have 4m high fencing and a carbuncle in the background!!! All the planting is going to be beside a 2.4m high fence so will be obscured anyway and not be able to enhance the look in any way. I believe WSCC requested some images of how the building would appear when 'photo-shopped' into various pictures of the countryside from additional locations but these do not appear to have been provided - probably through fear of how it will actually look. The only way to 'mitigate' the carbuncle effect would be to paint the building a light blue colour and then paint trees all over the side to look like a wooded area!!

Who is going to monitor the arrival and departure times of lorries - will the council send someone to site at 4am and again at 8pm to see if the rules are being adhered to? I doubt that very much so again we only have their word for it. Not a good idea to let them self monitor!

There seem to be a lot of assumptions about dust, noise and odour levels with most of the results being classed as 'deemed to be low/negligible' - not if you live next door they wont!!

By whom and how regularly are the emissions/odour/noise/pollution checks going to be made. I never believe that self checking is a viable option.

Arun Local Plan 2018 states - maximising provision for cycling and pedestrian facilities. Does the planning application include money and plans to provide cycle lanes to keep cyclists safe from the lorries - I seriously doubt it!! And the government wants to get more people onto bikes.

The local roads will become congested and damaged - are Grundon making any effort to address this by paying for infrastructure changes to improve the local road network - I doubt it.

There is a lot of mention of effective mitigation to reduce the impact of dust but I see no mention of what this mitigation will be apart from waiting for it to rain!!

It also notes that there have been a number of complaints about odour from the Besmoke facility with the result that 'none have been substantiated' - is this what we can expect from the WSCC once the site is in operation - a lack of real concern for the issues raised by the local community. I'm sure we all know how difficult it will become to apply any pressure to get any meaningful response to any odour/noise/dust complaints.

It would be beyond belief for this application to be seriously contemplated considering that an additional 1500 houses are planned to be built from 50-500m from the site. How on earth are the housing developers going to sell these houses with an incinerator as a neighbour? A commercial property planned to be 30m away from the site fence!!!

I also do not think the impact of construction traffic is going to be negligible due to it expected to be the same as when the site is in its operational phase as the operational phase will have a ridiculous 240 HGV movements passing along the local roads.

There is a great deal of talk of using mitigation measures to reduce the dust and odour, with the outcome always seeming to be assessed as negligible. How true is this going to be in practice? Who is checking this, making sure the door are not just left open perhaps with the auto closing de-activated.

With regard to CCS technology, Grundon themselves say this is still in early development - will it ever make the light of day? Will it be too expensive to retro-fit? Will they even bother? Could just be a

carrot for the WSCC planning team.

Perhaps the same will apply for CHP, is anyone going to use this locally. Will they be able to build large enough glass houses to make it effective - dig up all the rads roads and fields again to provide it?

Finally from the NPPF:-

'Planning policies and decisions should also ensure that new development is APPROPRIATE FOR ITS LOCATION taking into account the likely effects (including cumulative effects) of pollution (particulates, dust, noise, odour) on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

I think from just that one statement alone this nightmare blight on the local countryside should not be allowed. I hope that WSCC really take to heart the hundreds of objections raised for this application and give give it a resounding thumbs down - don't destroy Arun District with this monstrosity of a building with its potential issues for all who live in the area.

Received

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Attachments